044.0	0007	0002.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	536,800	/	536,800
USE VALUE:	536,800	/	536,800
ASSESSED:	536,800	/	536,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		PARK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BLODGETT ANDREA G
Owner 2:	
Owner 3:	
Street 1:	82 PARK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CONWAY-HURLEY CLARE G -
Owner 2:	-
Street 1:	P.O. BOX 78
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,313 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Vinyl Exterior and 1056 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3313.000	121,300		415,500	536,800
Total Card	0.076	121,300		415,500	536,800
Total Parcel	0.076	121,300		415,500	536,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 508.33 | /Parcel: 508.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 31637

GIS Ref

GIS Ref

Insp Date 04/09/14

!3799!

PREVIOUS ASSESSMENT

Parcel ID 044.0-0007-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	121,300	0	3,313.	415,500	536,800	536,800	Year End Roll	12/18/2019
2019	101	FV	110,400	0	3,313.	441,500	551,900	551,900	Year End Roll	1/3/2019
2018	101	FV	110,400	0	3,313.	322,000	432,400	432,400	Year End Roll	12/20/2017
2017	101	FV	110,400	0	3,313.	280,500	390,900	390,900	Year End Roll	1/3/2017
2016	101	FV	173,800	0	3,313.	238,900	412,700	412,700	Year End	1/4/2016
2015	101	FV	163,800	0	3,313.	233,700	397,500	397,500	Year End Roll	12/11/2014
2014	101	FV	68,600	0	3,313.	192,200	260,800	260,800	Year End Roll	12/16/2013
2013	101	FV	68,600	0	3,313.	182,800	251,400	251,400		12/13/2012

PRINT

Date	Time
12/10/20	18:56:52

LAST REV

Date	Time
04/12/16	15:34:46

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3799

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONWAY-HURLEY C	57675-86		10/19/2011		260,000	No	No		
FARNHILL PAUL/E	28036-558		12/31/1997		175,000	No	No		Y

USER DEFINED

Prior Id # 1:	31637
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2014	Measured	PC	PHIL C
6/27/2012	Measured	JBS	JOHN S
5/10/2012	Inspected	BR	B Rossignol
1/6/2009	Meas/Inspect	345	PATRIOT
10/25/2000	Hearing N/C	163	PATRIOT
3/22/2000	Inspected	264	PATRIOT
3/2/2000	Measured	264	PATRIOT
8/21/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3313		Sq. Ft.	Site		0	80.	1.57	1									415,511						415,500	

Total AC/HA: 0.07606 | Total SF/SM: 3313 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 415,511 | Spl Credit | Total: 415,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:	OT - Other	25.	%
Override:			%
	Total:	55.23	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99594003
Adj $ / SQ:	174.787
Other Features:	49550
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	271041
Depreciation:	149696
Depreciated Total:	121345

COMMENTS

OF=SINK IN BMT. PHYS COND=TERMITE DAMAGE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

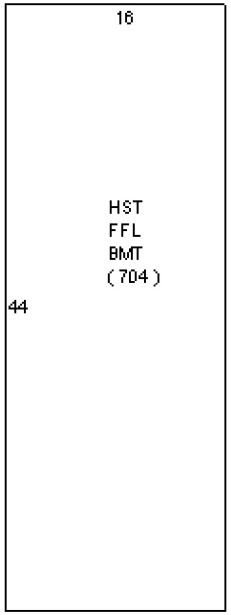
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	174.79
Special Features:	0	Val/Su Net:	68.92
Final Total:	121300	Val/Su SzAd	114.87

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	704	52.440	36,915
FFL	First Floor	704	174.790	123,050
HST	Half Story	352	174.790	61,525

Net Sketched Area:	1,760	Total:	221,490
Size Ad	1056	Gross Are	2112	FinArea	1056
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

044.0-0007-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	